

SECTION 9.
SUPPLEMENTARY DISTRICT REGULATIONS

9.1. Visibility at intersections.

On a corner lot or parcel nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of 2 1/2 and ten feet above the centerline grades of the intersection streets in the area bounded by the property lines of such corner lot or parcel and a line joining points along said property lines 25 feet minimum from the point of the intersection.

Cross references: Motor vehicles and traffic, ch. 58.

9.2. Accessory buildings and structures in residentially zoned areas.

- A. Accessory buildings and structures shall be allowed in the residentially zoned areas R, R-1, R-1-A, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2 and MH, in accordance with the terms and provisions of this section.
1. Number. Excepting the accessory buildings and structures permitted in paragraph B, no more than one accessory building shall be allowed for each dwelling unit on each residential lot.
 2. Height. The height of such accessory building may not exceed six feet.
 3. Area. The total square footage of such accessory building may not exceed 80 square feet in area.
 4. Setback. The accessory building shall be located behind the principal structure, but shall not obstruct required side yard access.
 5. Screening. The rear of the lot upon which the accessory building is located shall be completely enclosed by an opaque wall or fence of a minimum height of six feet.
- B. Exceptions:
1. Accessory structures, such as lawn decks, gazebos, children's play equipment, small animal shelters of a maximum height of five feet, trellises, yard furniture, and similar structures not used for storage, shall not be subject to the requirements set forth in subsection A above; however, such accessory structures shall be located behind the principal structures, but shall not obstruct required side yard access.
 2. Basketball goals shall not be subject to the requirements set forth in subsection A above; except that such basketball goals shall not obstruct

side yard access, shall not be located on a public street nor in the public right-of-way; and shall be maintained in good condition.

3. The following accessory structures shall not be subject to the requirements set forth in subsection A above but shall be subject to the setback requirements for garages as set forth in section 7:
 - a. Garages.
 - b. Noncommercial greenhouses used for the propagation of plants and which are constructed primarily of glass, but also may be constructed of metal, wood or masonry as needed.
 - c. Swimming pool houses, which are constructed of the same material and design as the structure to which it is an accessory use.
 - d. Barns on lots no smaller than 20,000 square feet in area.

- C. Any accessory structure requiring a permanent foundation or subsurface mooring shall not be placed in any utility easement.

(Ord. No. O-03-22, § 3, 7-21-2003)

Editor's note: Ord. No. O-03-22, § 3, adopted July 21, 2003, repealed App. A § 9.2, in its entirety and enacted new provisions to read as herein set out. Prior to amendment, § 9.2 pertained to accessory buildings in residentially zoned areas and derived from Ord. No. O-88-29, § 4, adopted Aug. 15, 1988; Ord. No. O-89-15, § 5, adopted June 19, 1989; and Ord. No. O-98-10, § 31, adopted March 2, 1998.

9.3. Erection of more than one principal structure on a lot.

Unless otherwise specifically provided in this ordinance, in any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this ordinance shall be met for each structure as though it were on an individual lot.

9.4. Exceptions to height regulations.

Uses listed in this section 9.4. shall be exempt from the height limitations contained in the schedule of district regulations and shall be limited as designated herein.

- A. Chimneys, cooling towers, elevator bulkheads, tanks, water towers, antennae used for reception only, ornamental cupolas, domes and parapet walls shall be subject to the height limitations contained in this subsection.
 1. For structures attached to buildings, the lesser of:
 - (a) Not more than ten feet above the point on the main building to which the structure is attached; or
 - (b) Not more than ten feet above the maximum height limit for the district in which the structure is located.

2. For freestanding structures, not more than ten feet above the maximum height limit for the district in which the structure is located.
- B. Steeple, spires and bell towers shall be subject to the height limitations contained in this subsection. Maximum height shall be measured from ground level.
1. For structures attached to buildings, not more than two times the height of the point on the building to which the steeple or spire structure is attached.
 2. For freestanding structures, not more than ten feet above the maximum height limit for the district in which the structure is located.

(Ord. No. O-00-25, § 3, 5-15-2000)

9.5. Structures to have access. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

9.6. Parking, storage, or use of major recreational or utility equipment.

- A. Definitions. For purposes of these regulations, major recreational or utility equipment is defined as including boats and boat trailers, travel trailers, motorized dwellings, trailers, including but not limited to tent trailers, horse trailers, and utility trailers, and cases or boxes used for transporting recreational equipment, whether or not equipment is stored in such case or box.
- B. Storage. No major recreational or utility equipment shall be parked or stored in a residential district except as follows:
1. Enclosed storage in single-family and condominium developments. Storage of major recreational or utility equipment shall be permitted if in a garage or other enclosed building or enclosed structure. Any such garage, building or structure must be constructed:
 - a. In accordance with a building permit;
 - b. With similar materials, proportions of materials, colors, style and design as the primary structure on the lot;
 - c. Located on a concrete slab capable of withstanding the weight of the major recreational or utility equipment; and
 - d. So as to be served by a concrete driveway.
 2. Enclosed storage in multifamily developments. Storage of boats and recreational vehicles shall be permitted only if such boats and recreational vehicles are owned by residents, and if they are stored within the interior of a fully-enclosed structure constructed with similar materials, colors, style and design as the primary structure on the lot.

3. Outside storage. Except in multifamily developments, outside storage of major recreational or utility equipment shall be permitted if said equipment is:
 - a. Behind the principal structure;
 - b. Within a side or rear yard which is fenced and screened;
 - c. Not obstructing required side yard access;
 - d. Not visible from adjacent properties when viewed from a height of six feet above ground level; and
 - e. Parked on a hard surface, as provided in [sub]section 12.2.I of the City of Missouri City Zoning Ordinance.

C. Exceptions.

1. Such equipment may be temporarily parked or stored in a residential district for no more than three consecutive days or portions of days.
2. One piece of major recreational or utility equipment owned by an out-of-town guest may be temporarily parked, stored and used at an occupied residence by permit only and for a maximum period not to exceed ten consecutive days. A maximum of three such permits shall be issued per 12-month period per occupied residence.

D. Prohibited use. No recreational or utility equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use, unless such equipment is permitted as provided in [sub]section 9.6.C.2.

E. Exemptions. Residential tracts or lots with square footage of at least one acre shall exempt from section 9.6 of the city's zoning ordinance, provided that recreational or utility equipment maintained on such lots is registered to temporary or permanent residents of the property on which such equipment is located and that no more than seven pieces of such equipment may be parked or stored on any such tract or lot at any given time. Such equipment must be stored behind the building line.

(Ord. No. O-03-04, § 3, adopted Feb. 3, 2003; Ord O-04-56; 12/20/04)

Editor's note: Ord. No. O-03-04, § 3, adopted Feb. 3, 2003, repealed App. A § 9.6, in its entirety and enacted new provisions to read as herein set out. Prior to amendment, § 9.6 pertained to parking, storage, or use of major recreational equipment and derived from Ord. No. O-95-20, § 3, adopted May 15, 1995.

9.7. Stopping, standing, parking of commercial vehicles.

- A. Stopping, standing, parking prohibited. Unless exempted by paragraph B below, it shall be unlawful for any person to stop, stand or park a vehicle with a gross

vehicle weight rating in excess of 9,000 pounds in an R, R-1, R-1-A, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2, CF, PD, SD, LC-1, LC-2 or LC-3 zoning district.

B. Exceptions.

1. Governmental vehicles and machinery are exempted from the provisions of this subsection.
2. Private construction vehicles and machines in use during a normal and customary period of construction are also exempted from the provisions of this subsection.
3. Vehicles which are owned, leased or rented by the owner or occupant of a premises zoned specific use or within a CF, PD, SD, LC-1, LC-2 or LC-3 zoning district may be stopped, left standing or parked on such premises, provided such vehicle is customarily and incidentally used in association with the primary lawful use of such premises.
4. Major recreational equipment in a residential district is exempt from the provisions of this subsection and is regulated under section 9.6 hereof.

C. Definitions. For purposes of this subsection, the following definitions shall apply:

1. Park or parking means the standing of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading of merchandise or passengers.
2. Stand or standing means the halting of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in receiving or discharging passengers.
3. Stop or stopping means any halting, even momentarily, of a vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic control sign or signal.
4. Vehicle means every device in, upon, or by which any person or property is or may be transported or drawn upon a roadway, except devices used exclusively upon stationary rails or tracks.

D. Responsible party. It shall be unlawful for any person having registered in his name or owning or operating or having in his charge any vehicle with a gross vehicle weight rating in excess of 9,000 pounds knowingly to allow or suffer or permit the same to stop, stand or be parked in the city in violation of any of the provisions of this subsection. Furthermore, it shall be unlawful for any person who is the owner or occupant of a premises within the city to knowingly allow or

suffer or permit the parking, stopping or standing of any vehicle with a gross vehicle weight rating in excess of 9,000 pounds in violation of any of the provisions of this subsection.

- E. Presumption of illegal stopping, standing or parking by owner. When any person is charged with having stopped, parked or left standing a vehicle with a gross vehicle weight rating in excess of 9,000 pounds anywhere in the city where same is prohibited under this subsection, proof that the vehicle was, at the date of the offense alleged, owned by the person charged with the offense shall constitute prima facie evidence that the vehicle was stopped, parked or left standing at such place by the owner; provided, however, the owner shall have the right to introduce evidence to show that such vehicle was not stopped, parked, or left standing by him as charged in the complaint.
- E. [Conflicting regulations.] In the event any clause, phrase, provision, sentence or any part thereof of this subsection conflicts with any other city ordinance, applicable state or federal law, the stricter shall apply.

(Ord. No. O-88-42, § 2, 11-21-1988; Ord. No. O-98-10, § 32, 3-2-1998)
Cross references: Businesses, ch. 18.

9.8. Garages.

- A. At least one garage with square footage sufficient to house a minimum of two seven-foot by 18-foot automobiles in addition to normal yard maintenance equipment shall be provided for each dwelling unit other than condominium and multifamily dwelling units.
- B. Garages for condominium units shall be as set forth in Section 7A.2.D.17 of this ordinance.
- C. Garages for multifamily developments shall be set forth in Section 7A.2.D.18 of this ordinance.
- D. Driveways to garages shall be surfaced with material that is at least similar in quality to the street to which it is connected.

(Ord. No. O-89-39, § 4, 11-20-1989; Ord. No. O-98-10, § 33, 3-2-1998; Ord No. O-04-56; 12/20/2004; Ord No. O-05-15; 04/18/05; Ord. No. O-05-32; 07/18/05t)

9.9. Model home sales office site.

- A. Model home sales office site. A model home sales office site which complies with the following conditions and criteria is a permitted use in an SD, R, R-1, R-1-A, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2 or MH residential district:

1. A builder constructing homes in a platted section of a subdivision is entitled to only one model home sales office site in such section of the subdivision.
2. A model home sales office site shall be no larger than six contiguous lots or no larger than one acre, whichever is less.
3. The use of the land as a model home sales office site shall be of a duration of three years or until the use of the land as a model home sales office site has been abandoned, whichever occurs first. In determining the lapse of time herein, commencement of the use of the land as a model home sales office site shall begin as of the date the first occupancy permit is issued by the city for any building or buildings (including a construction trailer) located on the model home sales office site.
4. A construction trailer may be located on the model home sales office site, for a period of time not to exceed six months.
5. Twenty-six square feet of signage shall be permitted for the first building plus two square feet of signage shall be allowed for each additional building constructed on the model home sales office site. No sign shall be larger than 24 square feet. The signage shall meet applicable provisions of section 13 of the zoning ordinance, including but not limited to area, height, location and configuration.

Model home sales office site directional signs shall be permitted provided that they meet the guidelines set forth in section 13.6.A.4.b of the zoning ordinance.

6. Off-street parking shall not be permitted.
7. Model home sales office site shall not be permitted to front on a major thoroughfare as identified in "The Major Thoroughfare Plan."
8. Exterior lighting shall be limited to low level incandescent spotlights, floodlights, and similar illuminating devices and such shall be installed, hooded, regulated, and maintained by the owner or person in control thereof in such manner that the direct beam of any such light will not glare upon any lot, tract, or parcel of land other than that upon which it is situated.
9. Landscaping, such as special fencing, berming and other landscaping applications, shall be allowed that is similar in type, size, amount and scale to the residential district in which the temporary sales office site is located.

10. A maximum of two flagpoles will be allowed provided the flags will be removed when the model home sales office site on which the flagpoles are located is no longer used as such. The relationship between the flag area and flagpole height shall be in accordance with the latest edition of Architectural Graphics Standards, provided that the flagpole base shall be installed at normal approved grade and, in any event, the flagpole shall not exceed 35 feet in height.
 11. The building or buildings located on the model home sales office site shall be similar in style, size, color and architecture to other residential buildings for the section of the subdivision. Upon expiration of the use of the land as a model home sales office site pursuant to subsection 9.9.A.3 herein, all special features of the model home sales office site, including but not limited to signage, fencing, lighting, flagpoles, etc., shall be removed and those items such as driveways, sidewalks, garages, and any other items needed to make the model home sales office site compatible with the other homes in the section of the subdivision shall be added or installed.
- B. Specific use permit required. In the event a model home sales office site which is located in an SD, R, R-1, R-1-A, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2 or MH district does not meet the conditions set forth in subsection 9.9.A.1 through 11, said use may be permitted upon application and approval for a specific use permit obtained in accordance with section 15 hereof.

(Ord. No. O-90-4, § 5, 3-5-1990; Ord. No. O-97-13, § 3, 5-5-1997; Ord. No. O-98-10, § 34, 3-2-1998)

9.10. Special events.

- A. General. Special events which make use of property in a manner that deviates from the normal, routine or lawful use of same and for the purposes outlined below are encouraged.
1. Special events held by, or on behalf of, a charitable, civic or nonprofit organization for the purpose of raising money or providing other benefits to the citizens of Missouri City are allowed in all zoning districts, provided they meet the requirements of this section.
 2. Except as set forth in paragraph 3 below, special events held by a business or profit-making organization, or group of businesses or organizations, to promote that business or organization are allowed on the site of one or more of the participating businesses or organizations.
 3. Special events in a residential subdivision or larger residential development held by the land developer(s) or homebuilder(s) of that

subdivision or development to promote home sales or otherwise ensure the success of the development or neighborhood are allowed in all zoning districts.

- B. Prerequisites. Such special events are allowed upon application and issuance of a permit and upon city council approval. However city council approval shall not be a prerequisite to the issuing of a permit provided applicant complies with the following:

1. Frequency.
 - a. Special events shall occur no more frequently than every six months on subject property.
 - b. Exceptions:
 - (1) Any special event held on the subject property and sponsored by the city shall not affect the frequency with which other special events may be held on the same site.
 - (2) Any special event held by, or on behalf of, a charitable or nonprofit organization, as permitted under subsection 9.10.A.1, above, shall not affect the frequency with which special events may be held on the same site by businesses or profit-making organizations, as permitted under subsections 9.10.A.2 and 9.10.A.3 above.
2. Duration. Events shall be conducted for a period not to exceed two weeks per special event, exclusive of advertising.
3. Parking and access. Sponsors of special events shall ensure adequate parking based on the projected number of attendees. Access shall be planned to provide reasonable traffic flow with a minimum amount of congestion.
4. Safety. Sponsors shall provide appropriate security and supervision for the special event. The use of rights-of-way is prohibited unless expressly approved by city council.
5. Signs. See section 13.8 herein.

- C. Exceptions. Ticket sales, bake sales, and similar small special events that are of short duration are allowed in all zoning districts and are exempt from getting city approval through the permitting process set forth herein.

(Ord. No. O-95-27, § 4, 7-17-1995; Ord. No. O-96-03, § 3, 2-5-1996)

9.11. Location Requirements of Sexually Oriented Business.

A sexually oriented business can not locate within 1,500 feet of an existing residential district, church, school, public park, or another sexually oriented business. Distances are measured in a straight line without regard to intervening structures or objects from the nearest point on the premises of the sexually oriented business to the nearest point on the premises of any other sexually oriented business, residential district, church, school, or public park. A violation of this subsection is a Class A misdemeanor as provided by Chapter 243 of the Texas Local Government Code.

9.12. Industrialized Housing.

A. In General.

1. Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems.
2. Industrial housing does not include:
 - (a) A residential structure that exceeds three (3) stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof; or,
 - (b) Housing constructed of a sectional or panelized system that does not use a modular component; or,
 - (c) A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

B. Regulations. Industrialized housing must comply with the following standards:

1. Each proposed industrialized dwelling unit must have a taxable value, after installation of the housing, equal to or greater than the median taxable value of each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located. Determination of taxable values shall be based upon the most recent certified tax appraisal roll for the county in which the properties are located; and,
2. Each industrial dwelling unit must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located; and,
3. Each industrialized dwelling unit must be securely fixed to a permanent foundation; and,

4. Each industrialized dwelling unit must comply with the City Code of Ordinances, the City Zoning Ordinance, and all applicable building, fire and related codes.
5. A certificate of zoning compliance shall be obtained from the City prior to the submittal of a building permit application for an industrialized dwelling unit.

Editor's note: Ord. No. O-99-16, § 5, adopted Feb. 1, 1999, and Ord. No. O-99-53, § 5, adopted Sept. 20, 1999, deleted appendix A, section 9.11 in its entirety. Former section 9.11 pertained to architectural standards and derived from Ord. No. O-96-22, § 10, adopted June 24, 1996; O-03-44; 12/15/03)(Ord. O-04-02; 01/20/04)

9.13. Child-care facility regulations.

A. Application requirements.

1. Application. An application for a child-care facility shall include, at a minimum, the following information:
 - a. Proposed hours and days of operation;
 - b. Proposed number of children and age groups to be served by the facility;
 - c. Proposed maximum number of children and employees that will be at the facility at any one time;
 - d. Proposed number of employees; and
 - e. Types of activities or services to be provided.
2. Site plan. A site plan for the child-care facility must indicate the location, design and details of the proposed facility including parking areas, child drop-off area, loading areas and outdoor activity areas.

B. Regulations.

1. Each child-care facility shall comply with the applicable regulations as set forth in 40 Texas Administrative Code, Chapter 746 and 747, as applicable.
2. A child-care home may only be operated in the residence of the caregiver, owner or operator of the facility.
3. Additionally, each child-care facility shall provide an outdoor activity area that is immediately adjacent to the indoor facility without any intervening area designed or used for vehicular traffic. If a child-care home is located in a residentially-zoned district, up to one-half (1.2) of the required outdoor activity area may be provided at an off-site public or private park (if such use

is allowed in such private park), if the use of the park otherwise complies with 40 TAC Chapter 746 or 747, as applicable, and:

- a. The park is located no more than 100 feet from the child-care home; and
 - b. Access to such park from the child-care home does not require crossing any public or private roadway.
4. The outdoor activity area shall be located to the side or rear of the building.
 5. The design and construction of an outdoor activity area located adjacent to a roadway, driveway, or other vehicular access area accessible by the public shall incorporate bollards or other devices into the fence or enclosure adjacent to the roadway, driveway, or other vehicular access area designed and sufficient to prevent entry of a vehicle into the outdoor activity area.
 6. The outdoor activity area shall be fully enclosed by a minimum eight (8) feet fence and/or portion of a building wall. Such fencing shall comply with the provisions of Section 14 hereof. The use of chain link fencing is prohibited.

C. Consideration process.

1. Specific use permit required. A child-care center is required to obtain a specific use permit in accordance with Section 15 hereof. Site plan approval shall be considered by the Planning and Zoning Commission and by the City Council as part of the specific use permit consideration.
2. Specific use permit not required. A child-care home is not required to obtain a specific use permit. Site plan approval shall be considered by the Director of Planning.

D. Child-care home as permissible home occupation.

Notwithstanding any regulation contained in subsection 9.16 hereof to the contrary, a child-care home is a permissible home occupation.

E. Application fees.

1. The applicant for a child-care home site approval shall pay, in addition to any other required fees, at the time of application, a child-care home site approval fee in the amount specified in a resolution adopted by the city council adopting a schedule of fees.
2. The applicant for the child-care site approval involving an existing structure shall pay, in addition to any other required fees, at the time of application, a

child-care center site approval fee in the amount specified in a resolution adopted by the city council adopting a schedule of fees.

(Ord. No. O-08-38, § 9.13, 07-21-08).

9.14. Trash disposal regulations.

Trash disposal areas shall be allowed in all districts according to the rules contained herein.

A. Screening.

1. Residential zones. Trash disposal areas shall be screened from view from public or private roadways when viewed from a height of six feet above ground level. If screened by fencing, such fencing shall comply with fencing standards set forth in section 14 of the City of Missouri City Zoning Ordinances, as applicable.
2. Nonresidential zones. Trash disposal areas shall be screened by masonry enclosures at a minimum height that is one foot taller than the solid waste, solid waste containers, bags, receptacles, or dumpsters enclosed by such screening. Such masonry enclosures must consist of the colors approved for the principal building, and must have an opaque metal gate in a color either matching that of the enclosure or of an approved trim color.

B. Maintenance. Trash disposal areas, including solid waste containers, bags, receptacles, or dumpsters and any screening therefore, shall be maintained in good condition and repair.

C. Dumpsters prohibited. In SD, R, R-1, R-1-A, R-2, R-3, R-4, and LC districts, dumpsters shall be prohibited.

D. Trash disposal area location. In SD, R, R-1, R-1-A, R-2, R-3, R-4, LC, LC-O, LC-1, LC-2, LC-3, LC-4, I, and CF districts, trash disposal areas shall be located to the side or rear of the property unless located inside of a permanent structure.

E. Exceptions.

1. Subsections 9.14.A., 9.14.C. and 9.14.D. shall not apply to a trash disposal area or a dumpster, as applicable, directly in conjunction with a related permitted construction project during the term of such permit.
2. Subsection 9.14.A. shall not apply when solid waste, solid waste containers, bags, receptacles, or dumpsters are placed for collection pursuant to Chapter 78 of the code of ordinances.

3. Subsection 9.14.A.1 shall not apply when the trash disposal area is located to the rear of the primary residence.

(Ord. No. O-08-39, § § 9.14, 9.15, 07-21-08).

9.15. Portable storage unit regulation in suburban and residential districts.

Portable storage units shall be located in SD, R, R-1, R-1-A, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2 and MH districts according to the rules contained herein.

A. Permit.

1. *Permit required.* No portable storage unit shall be placed on property without a permit approved by the director of planning.
2. *Application.* Persons or entities desiring to place portable storage units on a property shall make written application for a permit on a form provided by the city. Such application shall include the dimensions of the portable storage unit to be placed, the location of the placement of the portable storage unit, and any other information as shall be deemed necessary by the director of planning.
3. *Fee.* Applicants for a portable storage unit permit shall pay an application fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees.

B. Size. No portable storage unit shall have an exterior dimension that exceeds any of the following: 9 feet in height, 9 feet in width, or 20 feet in length.

C. *Location.*

1. A portable storage unit shall be placed entirely on a flat paved surface.
2. A portable storage unit shall not be place in a utility easement.
3. A portable storage unit shall not be placed on a common or shared driveway or parking area if it prevents the use of such driveway or parking area by a person entitled to use the driveway or parking area other than the individual who placed or caused to be placed such portable storage unit.
4. A portable storage unit shall not be placed in a right-of-way as that term is defined in Chapter 46, City of Missouri City Code of Ordinances, as amended. A portable storage unit shall not be placed on a public or private street, on a sidewalk or in any area between a street and sidewalk.

D. Maintenance. All portable storage units placed outside shall be maintained in good condition and repair.

E. Number and Timing.

1. In an R, R-1, R-1-A, R-2, R-3, R-4, R-5, or MH district, the following restrictions shall apply to the number and timing of portable storage unit placement. Not more than one (1) portable storage unit may be placed on a lot or tract at any one time. Portable storage units shall not be placed on a lot or tract for more than thirty days during the twelve month period prior to the placement of such portable storage unit.
2. In an SD, R-6, MF-1, or MF-2 district, the following restrictions shall apply to the number and timing of portable storage unit placement. No single portable storage unit shall be placed on a lot or tract for more than 10 days at a time.

F. Exceptions.

1. Subsections 9.15.C and 9.15.E shall not apply to portable storage units placed inside any permanent structure.
2. Subsection 9.15.E shall not apply to the use of a related portable storage unit as an accessory structure directly in conjunction with a permitted construction project. Any such portable storage unit shall be removed within 7 days of the issuance of the certificate of occupancy.
3. The limitation period set forth in subsection 9.15.E.1 shall not apply to any dwelling for which a certificate of occupancy has been issued within the twelve month period prior to the application for a portable storage unit permit.

(Ord. No. O-08-39, § § 9.14, 9.15, 07-21-08).

9.16. Home occupation regulations.

A. In addition to the requirement of the zoning district in which it is located, a home occupation shall comply with the following restrictions:

1. No home occupation shall cause, by reason of its existence, an increase in the number of vehicles traveling to and from the home or on the public streets surrounding or abutting the home;
2. A home occupation shall in no way destroy, restrict or interfere with the primary use of the home as a place of residence;
3. No merchandise shall be displayed or sold on the premises;

4. The home occupation shall be conducted entirely within the residential building or accessory structure, and in no event shall such use be visible from any adjacent properties or public or private street;
5. There shall be no outdoor storage of equipment or material used in the home occupation;
6. No more than one vehicle shall be used in the conduct of the home occupation;
7. No mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other annoyance outside the residential building or accessory structure shall be used;
8. No home occupation shall be permitted which is noxious or offensive to a person of ordinary sensitivity or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke,, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emission or which involves the transportation or storage of hazardous material, as defined by Sec. 38-202, City of Missouri City Code of Ordinances, as amended, or hazardous waste, as defined by Sec. 78-1, City of Missouri City Code of Ordinances, as amended; and
9. No persons other than residents of the premises shall be engaged in the home occupation.

B. Notwithstanding the foregoing restrictions, a child-care home is a permissible home occupation.

(Ord. No. O-08-40, §9.16, 07-21-08).